buxton

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

4 & 6 Iona Avenue, Belmont, VIC 3216

Indicative selling price

Range between

$649,000 - $689,000

For the meaning of this price, see consumer.vic.gov.au/underquoting

Median sale price

Median price	House	Suburb
$ 535,000	*Delete house or unit as applicable	BELMONT

Period	Source
12/12/2017 - 12/06/2019	Price Finder

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



1 TAYLOR COURT
HIGHTON

3 2 2

Normal Sale $775,000
Date Sold 29/03/2018
Land 298 sqm



98 REYNOLDS ROAD
BELMONT

3 2 2

Normal Sale $630,000
Date Sold 15/08/2018
Land 320 sqm



15 ALSOP STREET
BELMONT

3 2 2

Normal Sale $670,000
Date Sold 21/09/2018
Land 371 sqm

Prepared 12/06/2019